142.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,012,800 /	1,012,800
USE VALUE:	1,012,800 /	1,012,800
ASSESSED:	1,012,800 /	1,012,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTHOLOMEW ROBERT & ELENA/ T
Owner 2:	ROBERT G BARTHOLOMEW LIVING TR
Owner 3:	ELENA K BARTHOLOMEW LIVING TR
Street 1:	51 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARTHOLOMEW ROBERT G -
Owner 2:	-
Street 1:	51 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2814 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5107.000	549,500	4,700	458,600	1,012,800
Total Card	0.117	549,500	4,700	458,600	1,012,800
Total Parcel	0.117	549,500	4,700	458,600	1,012,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.91 | /Parcel: 359.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

91359

GIS Ref

GIS Ref

Insp Date

12/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	549,700	4700	5,107.	458,600	1,013,000	1,013,000	Year End Roll	12/18/2019
2019	104	FV	407,900	4700	5,107.	429,900	842,500	842,500	Year End Roll	1/3/2019
2018	104	FV	406,400	4700	5,107.	355,400	766,500	766,500	Year End Roll	12/20/2017
2017	104	FV	380,800	4700	5,107.	326,700	712,200	712,200	Year End Roll	1/3/2017
2016	104	FV	380,800	4700	5,107.	298,100	683,600	683,600	Year End	1/4/2016
2015	104	FV	338,600	4700	5,107.	292,300	635,600	635,600	Year End Roll	12/11/2014
2014	104	FV	338,600	4700	5,107.	271,700	615,000	615,000	Year End Roll	12/16/2013
2013	104	FV	349,700	4700	5,107.	258,500	612,900	612,900		12/13/2012

!10964!

PRINT

Date	Time
12/11/20	01:11:44

LAST REV

Date	Time
09/17/19	13:57:28

mmcmakin

10964

USER DEFINED

Prior Id # 1:	91359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTHOLOMEW ROB	73099-329	1	8/13/2019	Convenience	1	No	No		
BARTHOLOMEW RUT	59092-90		5/15/2012	Family	1	No	No		
BARTHOLOMEW GER	59092-88		5/15/2012	Convenience	1	No	No		
BARTHOLOMEN GER	23953-372		11/26/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2012	1342		21,600	C				
5/1/2012	552	Redo Bat	25,148					
5/15/2001	296	Porch	5,000	C				REPAIR FRONT/REAR
7/8/1998	442	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	TTL REFUSAL	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/21/2012	Info Fm Prmt	BR	B Rossignol
1/26/2009	Meas/Inspect	336	PATRIOT
11/10/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5107		Sq. Ft.	Site		0	80.	1.12	9									458,568						458,600	

Total AC/HA: 0.11724 | Total SF/SM: 5107 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 458,568 | Spl Credit | Total: 458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06534803
Const Adj.:	0.98000199
Adj $ / SQ:	177.487
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675114
Depreciation:	125571
Depreciated Total:	549543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

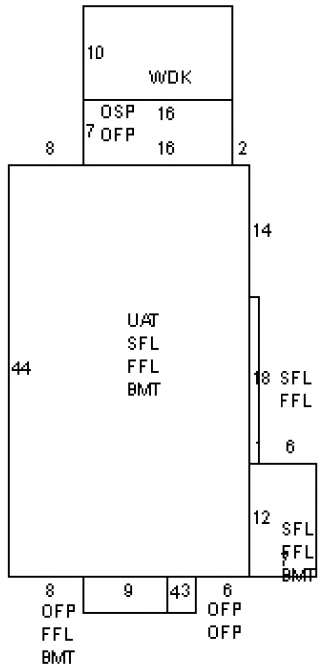
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.49
Special Features:	0	Val/Su Net:	121.52
Final Total:	549500	Val/Su SzAd	217.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	177.490	227,539
BMT	Basement	1,264	53.250	67,303
SFL	Second Floor	1,246	177.490	221,149
UAT	Upper Attic	286	124.240	35,533
OFP	Open Porch	172	25.570	4,398
WDK	Deck	160	12.010	1,921
OSP	Screen Porch	112	33.670	3,771

	Net Sketched Area:	4,522		Total:	561,614
Size Ad	2528	Gross Are	5380	FinArea	2814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1950	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700